

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 25 - Skyway

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 416

Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$62,100	\$121,700	\$183,800	\$199,700	92.0%	10.25%
2002 Value	\$66,800	\$130,600	\$197,400	\$199,700	98.8%	9.77%
Change	+\$4,700	+\$8,900	+\$13,600		+6.8%	-0.48%
% Change	+7.6%	+7.3%	+7.4%		+7.4%	-4.68%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.48% and -4.68% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis.

Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$64,500	\$123,100	\$187,600
2002 Value	\$69,400	\$134,200	\$203,600
Percent Change	+7.6%	+9.0%	+8.5 %

Number of improved Parcels in the Population: 4530

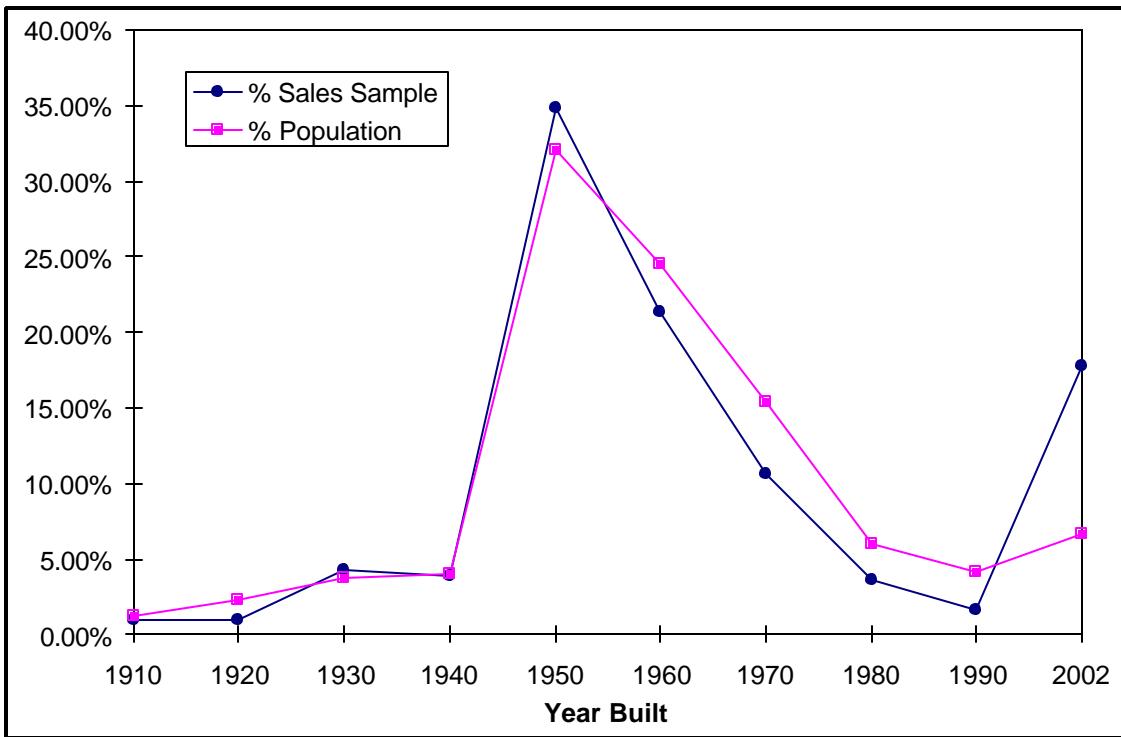
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on plat 405820 (Lake Ridge Div #1) had a lower average ratio (assessed value/sales price) than improvements on other plats, so the formula adjusts value upward more than others. There was statistically significant variation in ratios for improvements on plat 781250 (Skyway Farms Und Int.), and formula adjusts these differences upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	4	0.96%
1920	4	0.96%
1930	18	4.33%
1940	16	3.85%
1950	145	34.86%
1960	89	21.39%
1970	44	10.58%
1980	15	3.61%
1990	7	1.68%
2002	74	17.79%
	416	

Population		
Year Built	Frequency	% Population
1910	55	1.21%
1920	104	2.30%
1930	168	3.71%
1940	184	4.06%
1950	1451	32.03%
1960	1113	24.57%
1970	695	15.34%
1980	270	5.96%
1990	187	4.13%
2002	303	6.69%
	4530	

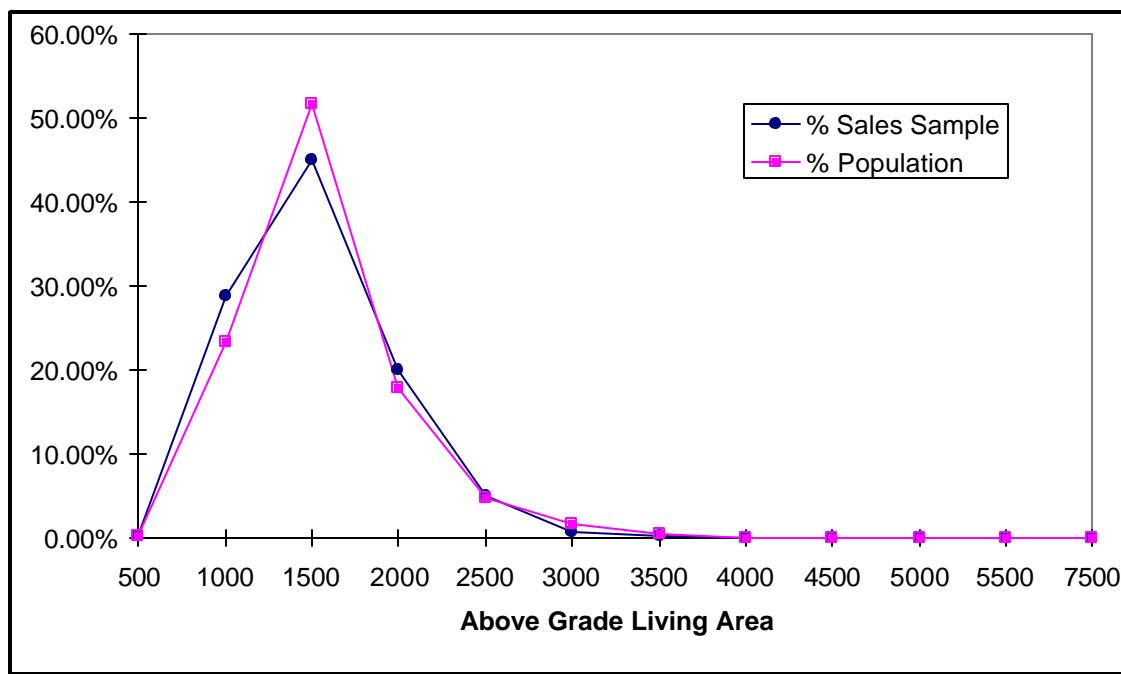


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.24%
1000	120	28.85%
1500	187	44.95%
2000	83	19.95%
2500	21	5.05%
3000	3	0.72%
3500	1	0.24%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	416	

Population		
AGLA	Frequency	% Population
500	12	0.26%
1000	1056	23.31%
1500	2344	51.74%
2000	806	17.79%
2500	215	4.75%
3000	73	1.61%
3500	18	0.40%
4000	2	0.04%
4500	3	0.07%
5000	0	0.00%
5500	0	0.00%
7500	1	0.02%
	4530	

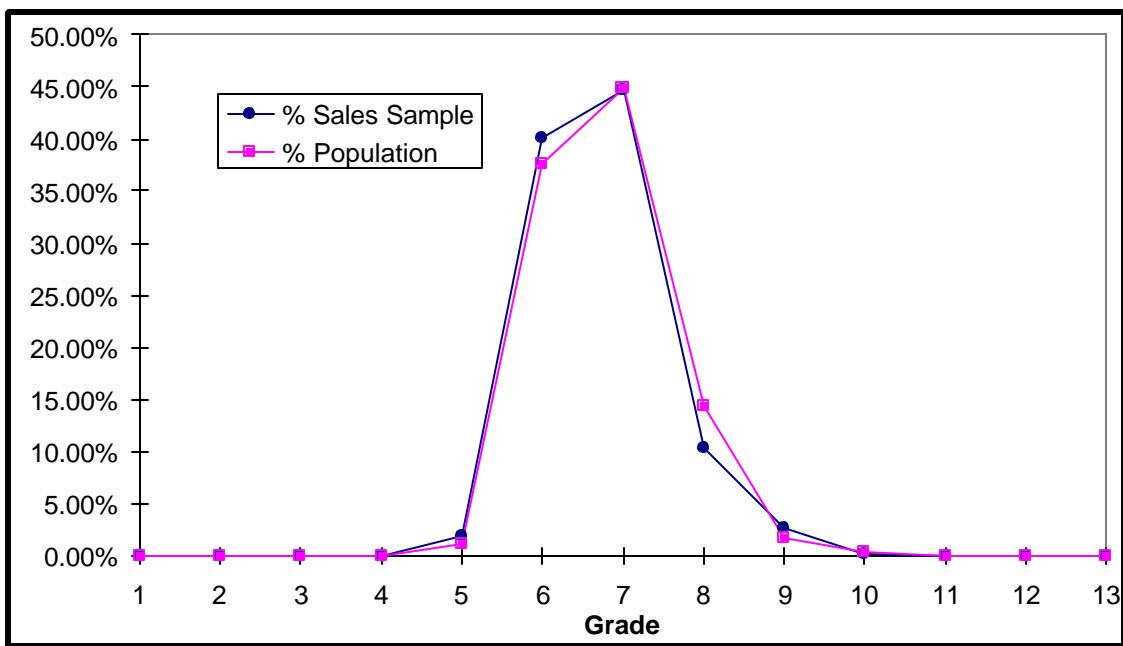


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

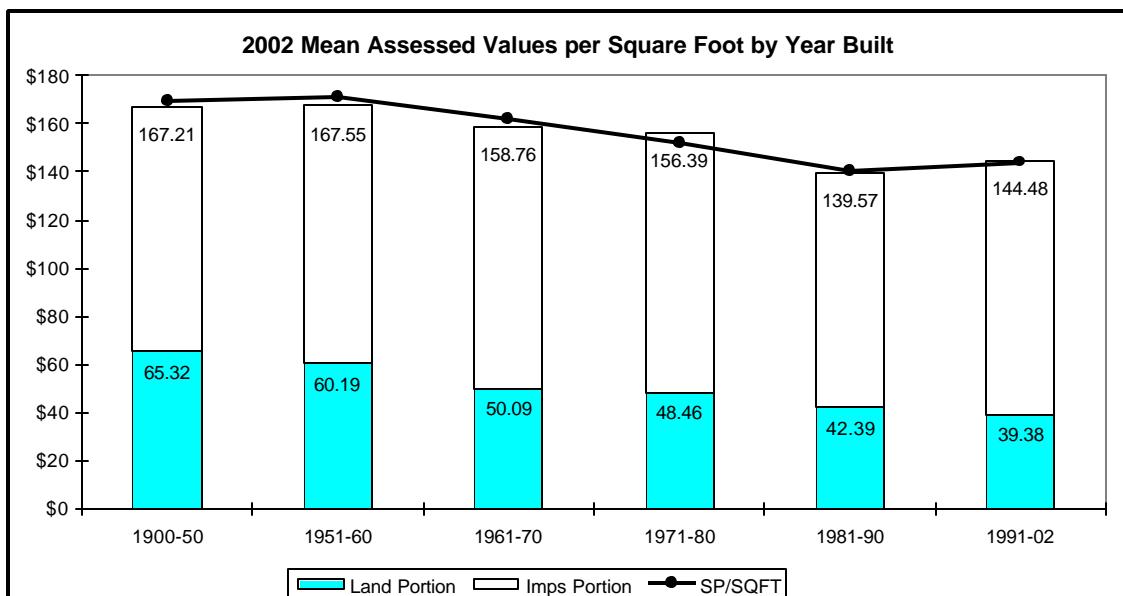
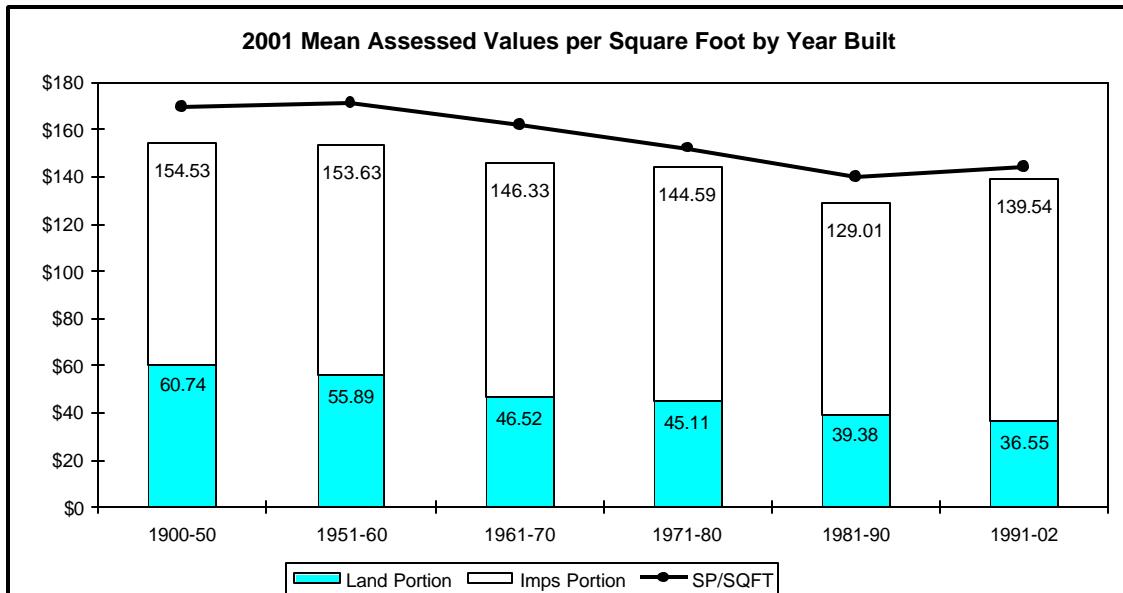
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.92%
6	167	40.14%
7	186	44.71%
8	43	10.34%
9	11	2.64%
10	1	0.24%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		416

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	0	0.00%
5	54	1.19%
6	1701	37.55%
7	2038	44.99%
8	648	14.30%
9	75	1.66%
10	13	0.29%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		4530



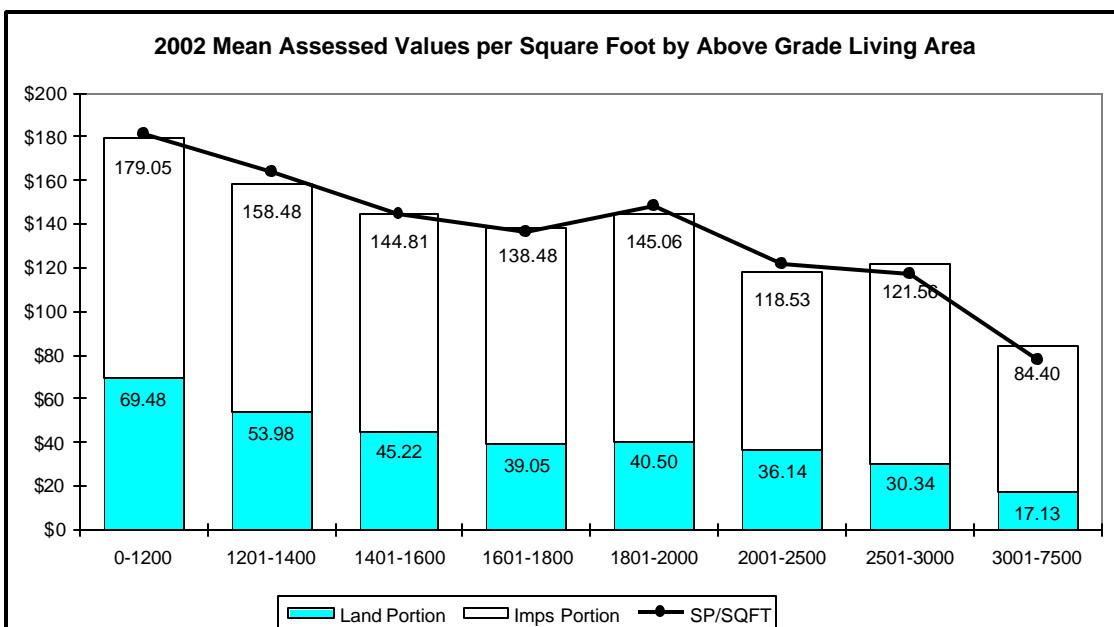
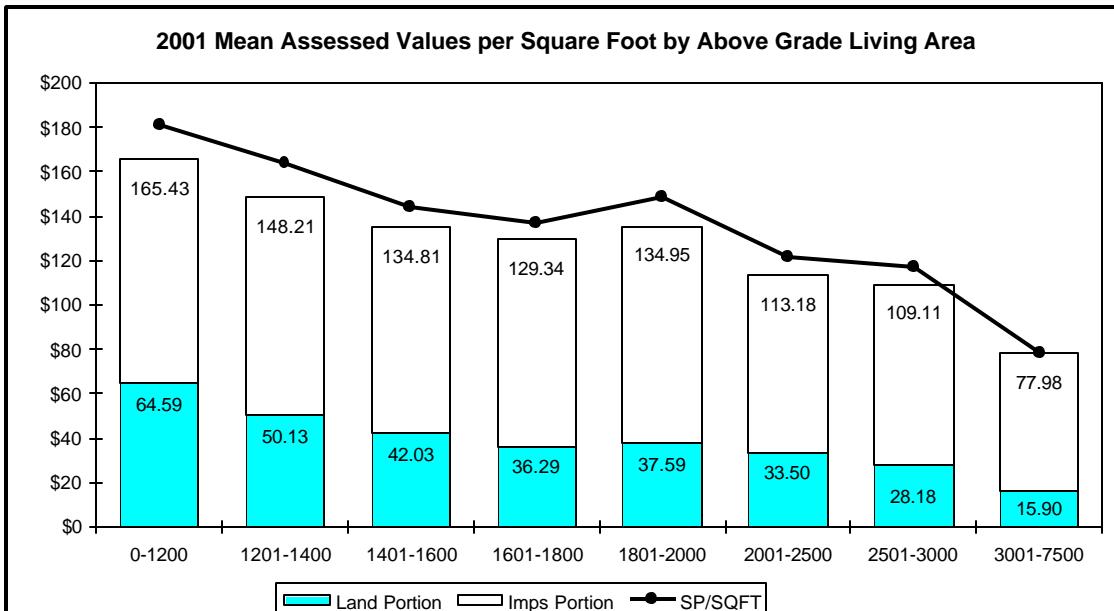
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



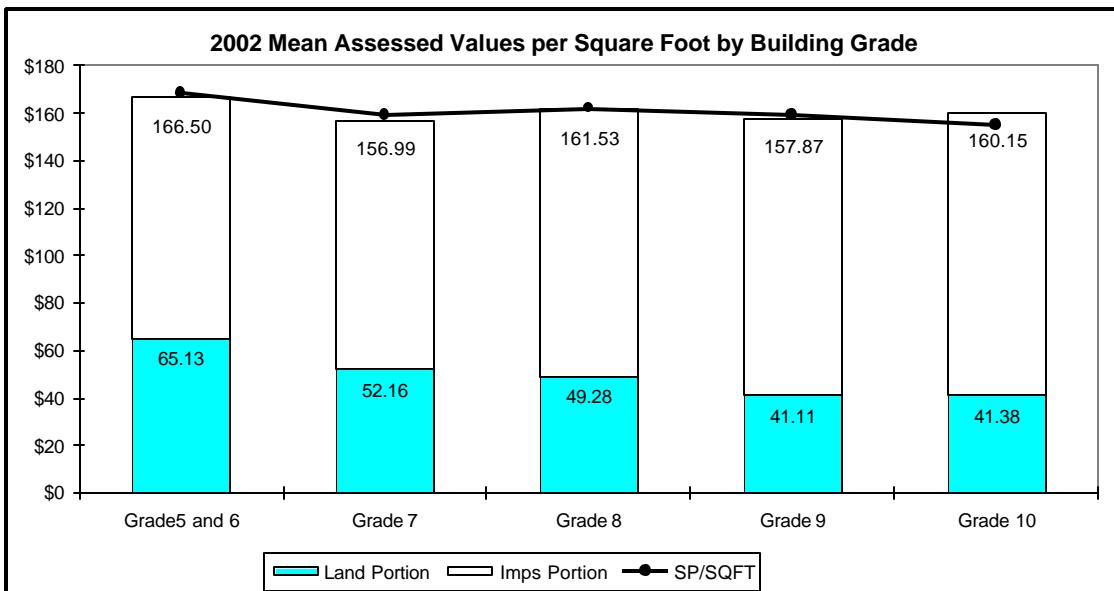
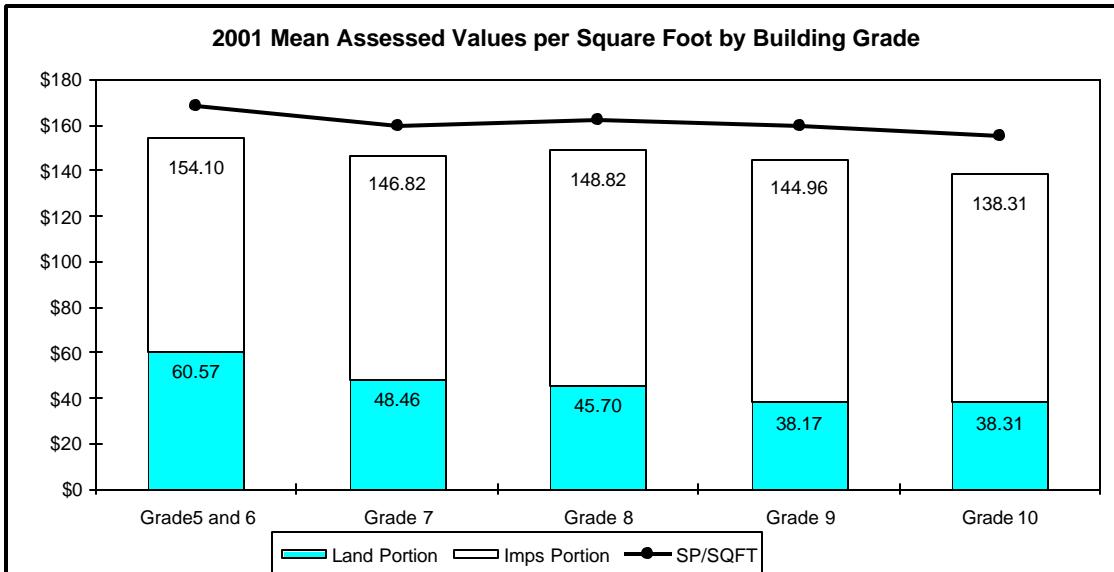
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (10 usable land sales) in area 25 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9226114$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.084$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 416 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on plat 405820 (Lake Ridge Div #1) had a lower average ratio (assessed value/sales price) than improvements on other plats, so the formula adjusts value upward more than others. There was statistically significant variation in ratios for improvements on plat 781250 (Skyway Farms Und Int.), and formula adjusts these differences upward less than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9226114 + (0.102195* if Plat 781250) - (0.06084671*if Plat 405820))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 11.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.
*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value x 1.084) + (2001 Imps Value * 1.073)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

Improved parcel Update (Continued)

If vacant parcels (no improvements value), only the land adjustment applies.
Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) †
be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Residential properties located on commercially zoned land will be valued using 2001 total
value *1.0.

Mobile Home Update

There were 2 mobile home sales in this area and data was insufficient for separate analysis. So an
mobile home parcels will be adjusted by overall sales adjustment.

“2002 Total Value = 2001 Total Value * 1.074”

with result rounded down to the next \$1,000. The resulting improvement value is calculated as
follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report.
“Before and after” comparison graphs appear earlier in this report.

Area 25 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
405820	Lake Ridge Div #1	17	254	6.7%	SE-01-23-4	2	6 to 10	1927 - 1999	Rainier Ave S.
781250	Skyway Farms Und Int.	31	33	93.9%	SW-11-23-4	1	7	2000 - 2001	S. 122nd st.

Area 25 Annual Update Model Adjustment

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.4%

Major Number 405820	Yes
% Adjustment	7.7%

Major Number 781250	Yes
% Adjustment	-10.8%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Plat 405820 (Lake Ridge Div #1) would receive *approximately* a net 16.1% upward adjustment (8.4% overall + 7.7% major number 405820). 5.6% of the total population would get this adjustment.

Homes located in Plat 781250 (Skyway Farms Und Int.) would receive approximately a net 2.4% downward adjustment (8.4% overall - 10.8% major number 781250). 33 parcels out of 4530 would get this adjustment.

93.6 % of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

This area was last physically inspected in 1999.

Area 25 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
5	8	0.919	0.991	7.9%	0.851	1.132
6	167	0.915	0.989	8.1%	0.974	1.003
7	186	0.925	0.985	6.5%	0.971	0.999
8	43	0.917	0.995	8.6%	0.963	1.026
9	11	0.918	1.002	9.1%	0.935	1.068
10	1	0.891	1.032	15.8%	N/A	N/A
Year Built	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
1900-1950	187	0.907	0.982	8.2%	0.967	0.997
1951-1960	89	0.900	0.982	9.1%	0.961	1.003
1961-1970	44	0.905	0.983	8.6%	0.954	1.012
1971-1980	15	0.941	1.018	8.2%	0.954	1.082
1981-1990	7	0.924	1.000	8.2%	0.943	1.056
1991-2002	74	0.967	1.003	3.7%	0.985	1.021
Condition	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
Fair	2	1.041	1.122	7.8%	-0.462	2.707
Average	380	0.922	0.989	7.3%	0.979	0.999
Good	32	0.890	0.972	9.2%	0.940	1.003
Very Good	2	0.924	1.040	12.6%	0.982	1.098
Stories	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
1	311	0.912	0.985	8.0%	0.974	0.996
1.5	38	0.905	0.978	8.1%	0.941	1.014
2	67	0.958	1.008	5.2%	0.989	1.027
Lake Ridge Div #1 Plat	Count	2001		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
		Weighted Mean	2002 Weighted Mean			
N	399	0.924	0.988	7.0%	0.979	0.998
Y	17	0.854	0.990	15.8%	0.943	1.036

Area 25 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

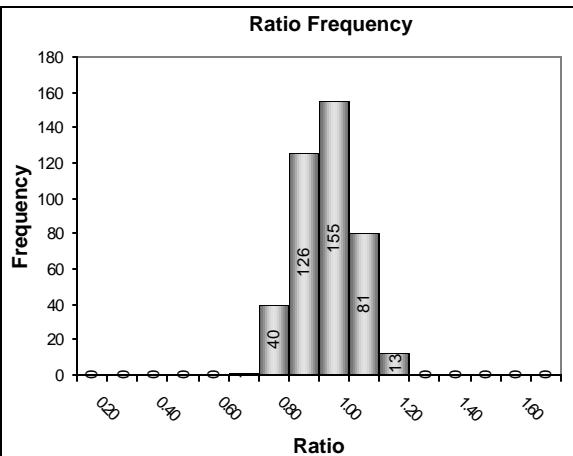
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1200	200	0.911	0.987	8.3%	0.973	1.001
1201-1400	78	0.907	0.969	6.9%	0.947	0.991
1401-1600	49	0.934	1.003	7.4%	0.978	1.028
1601-1800	47	0.947	1.014	7.1%	0.990	1.037
1801-2000	17	0.908	0.976	7.5%	0.907	1.045
2001-2500	21	0.937	0.979	4.5%	0.936	1.023
2500- +	4	0.945	1.045	10.7%	0.940	1.151
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	315	0.932	0.994	6.7%	0.983	1.004
Y	101	0.893	0.977	9.3%	0.955	0.998
Skyway Farms Und Int. Plat	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	385	0.910	0.988	8.5%	0.978	0.998
Y	31	1.024	0.997	-2.7%	0.975	1.018
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	201	0.940	0.995	5.9%	0.982	1.008
2	215	0.903	0.983	8.8%	0.969	0.996
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<3000	12	0.993	1.074	8.1%	1.054	1.094
3000-5000	55	0.978	0.998	2.1%	0.978	1.018
5001-8000	213	0.910	0.987	8.5%	0.974	1.000
8001-12000	92	0.903	0.978	8.3%	0.955	1.000
12001-16000	21	0.882	0.960	8.8%	0.902	1.017
16001-20000	13	0.915	0.988	8.0%	0.929	1.048
20001-30000	5	0.920	0.995	8.2%	0.774	1.216
30001- +	5	0.963	1.041	8.1%	0.918	1.164

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2001	Date of Report: 5/3/2002	Sales Dates: 1/2000 - 12/2001
Area 25	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 416 Mean Assessed Value 183,800 Mean Sales Price 199,700 Standard Deviation AV 47,618 Standard Deviation SP 54,526			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.928 Median Ratio 0.929 Weighted Mean Ratio 0.920			
UNIFORMITY			
Lowest ratio 0.679 Highest ratio: 1.197 Coefficient of Dispersion 8.25% Standard Deviation 0.095 Coefficient of Variation 10.25%			
RELIABILITY			
95% Confidence: Median Lower limit 0.914 Upper limit 0.938 95% Confidence: Mean Lower limit 0.919 Upper limit 0.937			
SAMPLE SIZE EVALUATION			
N (population size) 4530 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.095 Recommended minimum: 14 Actual sample size: 416 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 203 # ratios above mean: 213 Z: 0.490 Conclusion: Normal*			
*i.e. no evidence of non-normality			



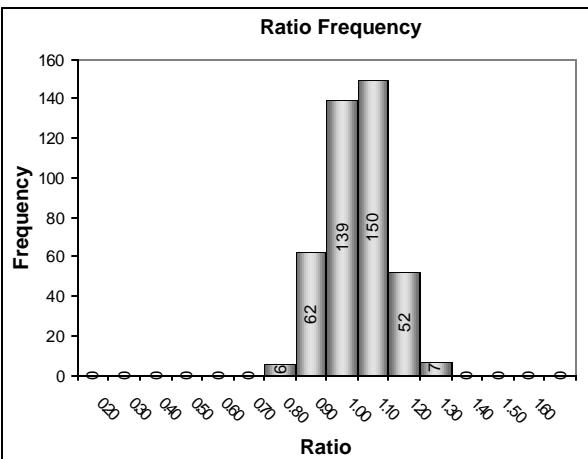
COMMENTS:

Single Family Residences throughout area 25

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2002	Date of Report: 5/3/2002	Sales Dates: 1/2000 - 12/2001								
Area 25	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 416</p> <p>Mean Assessed Value 197,400</p> <p>Mean Sales Price 199,700</p> <p>Standard Deviation AV 50,915</p> <p>Standard Deviation SP 54,526</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.997</p> <p>Median Ratio 1.000</p> <p>Weighted Mean Ratio 0.988</p>											
UNIFORMITY											
<p>Lowest ratio 0.735</p> <p>Highest ratio: 1.288</p> <p>Coefficient of Dispersion 7.74%</p> <p>Standard Deviation 0.097</p> <p>Coefficient of Variation 9.77%</p> <p>Price Related Differential (PRD) 1.009</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.984</td> </tr> <tr> <td>Upper limit</td> <td>1.011</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.988</td> </tr> <tr> <td>Upper limit</td> <td>1.006</td> </tr> </table>				Lower limit	0.984	Upper limit	1.011	Lower limit	0.988	Upper limit	1.006
Lower limit	0.984										
Upper limit	1.011										
Lower limit	0.988										
Upper limit	1.006										
SAMPLE SIZE EVALUATION											
<p>N (population size) 4530</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.097</p> <p>Recommended minimum: 15</p> <p>Actual sample size: 416</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>203</td> </tr> <tr> <td># ratios above mean:</td> <td>213</td> </tr> </table> <p>Z: 0.490</p> <p>Conclusion: Normal*</p>				# ratios below mean:	203	# ratios above mean:	213				
# ratios below mean:	203										
# ratios above mean:	213										
<p>*i.e. no evidence of non-normality</p>											



COMMENTS:

Single Family Residences throughout area 25

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 25
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	214480	0585	09/21/01	145000	570	0	5	1943	3	24800	Y	N	7875 S LANGSTON RD
1	788720	0005	07/24/00	99500	640	0	5	1939	3	10570	N	N	12806 64TH AV S
1	018500	0115	09/13/00	66000	660	0	5	1942	2	6110	N	N	12028 56TH PL S
1	217140	0133	06/09/00	125500	700	0	5	1948	3	7700	N	N	12064 61ST AV S
1	298880	0056	01/26/01	130000	820	0	5	1941	3	10815	Y	N	7640 S 135TH ST
1	768960	0780	03/02/01	137500	670	0	6	1943	3	7860	N	N	7211 S 127TH ST
1	768960	0470	02/22/00	119950	700	0	6	1943	3	6840	N	N	7230 S 126TH ST
1	214370	0940	03/28/00	135000	700	0	6	1946	3	9840	Y	N	713 SW 3RD PL
1	768960	0170	06/23/00	116950	700	0	6	1943	3	7250	N	N	7230 S 125TH ST
1	768960	0555	07/17/00	131400	700	0	6	1943	3	7140	N	N	7201 S 126TH ST
1	768960	0610	01/08/01	132000	700	0	6	1943	3	7020	N	N	7001 S 126TH ST
1	768960	0745	08/21/00	130500	710	0	6	1943	3	7084	N	N	7253 S 127TH ST
1	768960	0840	12/04/00	156000	710	0	6	1943	3	9180	Y	N	7230 S 128TH ST
1	768960	0585	04/21/01	144000	710	0	6	1943	3	9120	N	N	7027 S 126TH ST
1	768960	0565	05/09/01	146000	710	0	6	1943	3	7620	N	N	7051 S 126TH ST
1	768960	0605	05/23/01	139500	710	0	6	1943	3	7680	N	N	7003 S 126TH ST
1	768960	0490	12/27/01	119900	710	0	6	1943	3	9282	N	N	12537 74TH AV S
1	768960	0535	04/11/00	129500	730	0	6	1943	3	7839	N	N	7225 S 126TH ST
1	768960	0600	04/26/00	136500	730	0	6	1943	3	7620	N	N	7009 S 126TH ST
1	214480	0700	07/20/00	184700	730	200	6	1943	4	18953	N	N	8029 S LANGSTON RD
1	768960	0730	07/06/01	141950	730	0	6	1943	3	8235	N	N	12633 74TH AV S
1	768960	0400	05/29/01	152000	740	160	6	1943	3	7200	N	N	7014 S 126TH ST
1	217140	0140	07/27/01	135000	740	0	6	1927	3	10500	N	N	12225 BEACON AV S
1	214370	1150	05/26/00	164950	750	0	6	1923	3	6080	N	N	632 SW SUNSET BL
1	217200	0920	10/11/01	170000	750	0	6	1948	3	18382	N	N	12419 BEACON AV S
1	214480	0440	10/03/00	155000	790	0	6	1952	3	4970	N	N	7844 S LANGSTON RD
1	781280	1755	10/24/00	160000	790	0	6	1944	3	6380	N	N	12053 69TH AV S
1	132304	9049	08/27/01	175000	800	170	6	1947	3	14280	N	N	7437 S 132ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	217140	0051	06/12/01	160250	810	0	6	1908	3	20000	N	N	12026 59TH AV S
1	781280	1560	03/06/01	162750	820	620	6	1944	3	6050	N	N	12029 70TH AV S
1	781280	1550	12/12/01	145000	820	0	6	1944	3	6944	N	N	12021 70TH AV S
1	217200	0905	11/15/00	185000	830	120	6	1952	3	16290	N	N	12445 64TH AV S
1	781280	1390	11/27/00	169000	830	340	6	1945	3	6240	N	N	7008 S 120TH PL
1	768960	0100	07/27/01	138990	840	0	6	1943	3	7700	N	N	7008 S 125TH ST
1	768960	0770	09/27/00	135000	850	0	6	1943	3	9120	N	N	7223 S 127TH ST
1	781320	0065	03/24/00	157400	860	180	6	1944	3	6171	N	N	12032 70TH PLS
1	768960	0355	06/07/01	140000	860	0	6	1959	3	7200	N	N	7035 S 125TH ST
1	217140	0161	07/17/01	182000	860	0	6	1955	3	13250	N	N	12255 BEACON AV S
1	781280	1385	03/09/00	156000	870	360	6	1945	4	6240	N	N	7004 S 120TH PL
1	781280	1630	11/02/00	148500	910	0	6	1944	3	6150	N	N	12058 69TH AV S
1	112304	9155	06/19/01	190000	920	920	6	1943	3	11088	N	N	12635 BEACON AV S
1	768960	0645	06/12/00	135000	940	0	6	1943	3	10920	N	N	7014 S 128TH ST
1	768960	0550	03/02/01	162000	950	0	6	1943	3	7192	N	N	7207 S 126TH ST
1	112304	9065	01/18/00	190000	960	0	6	1943	3	85813	N	N	6410 S 118TH ST
1	781280	1436	12/20/00	175000	960	500	6	1956	3	9000	N	N	12016 71ST AV S
1	039900	0150	03/22/01	167950	960	0	6	1953	4	8442	N	N	6006 S 119TH ST
1	214370	0595	06/01/00	168000	970	0	6	1949	3	16800	N	N	224 POWELL AV SW
1	315160	0025	08/29/00	178000	980	0	6	1949	3	6398	N	N	11640 59TH AV S
1	112304	9032	07/23/01	155000	980	0	6	1939	3	10086	N	N	6626 S 120TH ST
1	018500	0118	10/26/01	145000	980	900	6	1946	3	7500	N	N	12030 56TH PLS
1	396930	0010	08/29/00	134250	990	240	6	1943	3	7366	N	N	7454 S 127TH ST
1	112304	9097	10/24/00	196000	990	600	6	1939	3	33390	N	N	12472 BEACON AV S
1	781280	1765	06/06/01	169950	1010	0	6	1945	3	6105	N	N	12059 69TH AV S
1	768960	0920	04/19/01	154000	1040	0	6	1943	3	8800	N	N	12624 74TH PLS
1	768960	0855	12/20/00	157000	1050	0	6	1943	4	8160	N	N	7248 S 128TH ST
1	315160	0045	03/14/01	136800	1050	0	6	1943	3	5719	N	N	5920 S 118TH ST
1	018500	0040	04/13/00	160000	1060	0	6	1936	3	14365	Y	N	12291 56TH PLS

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1	214370	0960	01/04/00	168476	1090	0	6	1924	3	19680	N	N	813 SW 3RD PL
1	781280	1750	09/21/00	135000	1090	0	6	1944	3	6270	N	N	12051 69TH AV S
1	798980	0009	11/28/00	133470	1100	0	6	1949	3	10547	N	N	11120 59TH AV S
1	768960	0215	07/12/00	142000	1120	0	6	1943	3	9900	N	N	12518 69TH AV S
1	768960	0385	03/08/00	159500	1150	0	6	1943	3	6448	N	N	12508 70TH AV S
1	781280	1655	05/05/00	155000	1150	0	6	1944	3	6050	N	N	12038 69TH AV S
1	781320	0010	04/28/00	142750	1150	0	6	1944	3	5940	N	N	7009 S 120TH PL
1	094900	0011	12/13/01	168000	1160	0	6	1954	3	8505	N	N	12017 68TH AV S
1	112304	9055	08/29/00	155000	1170	0	6	1943	3	11550	N	N	12028 64TH AV S
1	781280	1775	05/11/01	170000	1180	0	6	1944	4	8800	N	N	12067 69TH AV S
1	768960	0895	10/30/00	160000	1190	0	6	1954	3	7232	N	N	12540 74TH AV S
1	781280	1760	04/27/01	160200	1220	0	6	1944	3	6160	N	N	12055 69TH AV S
1	217200	0870	08/29/01	145780	1230	0	6	1919	4	7132	N	N	6108 S 126TH PL
1	768960	0340	09/29/00	148990	1240	0	6	1943	3	7200	N	N	7051 S 125TH ST
1	781280	1305	10/13/00	190000	1310	0	6	1944	3	6000	N	N	12067 RENTON AV S
1	214370	1170	08/16/01	150000	1390	0	6	1926	3	7600	N	N	612 SW SUNSET BL
1	039900	0030	04/26/00	140000	1420	0	6	1954	3	5923	N	N	6216 S 118TH PL
1	781320	0105	04/24/00	172000	1420	0	6	1944	3	6536	N	N	12017 71ST AV S
1	112304	9168	10/03/00	185000	1430	500	6	1947	3	19596	Y	N	12609 BEACON AV S
1	094900	0031	09/26/01	193950	1450	0	6	1955	3	8730	N	N	6703 S 122ND ST
1	768960	0665	08/09/01	190000	1500	0	6	1975	3	9480	N	N	7040 S 127TH ST
1	094900	0034	12/06/00	174950	1720	0	6	1960	3	6030	N	N	12211 68TH AV S
1	214370	1151	08/29/00	146000	780	750	7	1928	4	4000	N	N	408 EARLINGTON AV SW
1	214370	0572	03/27/01	165000	820	510	7	1941	3	9440	N	N	212 POWELL AV SW
1	018500	0075	02/16/00	149200	940	0	7	1950	3	14500	Y	N	12227 56TH PL S
1	214480	0682	10/19/01	156000	1000	0	7	1964	3	10000	N	N	8055 S LANGSTON RD
1	112304	9122	06/28/01	220000	1010	1010	7	1964	3	6159	N	N	6028 S 117TH PL
1	768960	0875	09/05/01	158000	1020	0	7	1954	3	8721	N	N	12516 74TH AV S
1	781280	1595	03/26/01	159900	1030	0	7	1955	3	7440	N	N	12059 70TH AV S

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1	788720	0330	07/31/01	215999	1070	570	7	1964	3	15138	N	N	6439 S LANGSTON RD
1	670640	0060	02/25/01	165000	1080	0	7	1968	3	6823	N	N	11906 64TH PL S
1	781250	0280	01/02/01	217990	1125	590	7	2000	3	5709	N	N	12258 58TH PL S
1	217140	0211	06/19/01	182500	1130	0	7	1958	3	9900	N	N	12037 64TH AV S
1	787840	0020	07/25/01	177000	1140	0	7	1967	3	7000	N	N	7017 S 128TH ST
1	112304	9185	07/24/01	195000	1140	880	7	1967	3	13903	N	N	6441 S 120TH ST
1	788720	0315	09/20/01	234000	1140	820	7	1997	3	5063	N	N	13016 64TH AV S
1	779630	0020	07/25/01	230000	1150	660	7	1958	3	9240	Y	N	7449 S 128TH ST
1	217200	0780	05/12/00	214450	1160	540	7	1960	3	12500	N	N	6007 S 126TH ST
1	600240	0030	10/26/00	217400	1160	1160	7	1959	3	9240	N	N	6115 S 125TH ST
1	781250	0260	03/19/01	231150	1170	730	7	2000	3	4899	N	N	12255 58TH PL S
1	112304	9132	08/16/00	190500	1180	0	7	1959	3	9590	N	N	6701 S 124TH ST
1	039900	0325	03/31/00	142500	1200	0	7	1952	3	6000	N	N	6204 S 120TH ST
1	677800	0080	10/23/00	207000	1200	620	7	1968	3	6030	N	N	12636 60TH AV S
1	039920	0205	12/05/00	200000	1200	910	7	1960	3	7000	N	N	6211 S 117TH PL
1	768960	0110	08/04/00	147650	1240	0	7	1943	3	10146	N	N	7020 S 125TH ST
1	039920	0215	11/03/00	194000	1240	600	7	1963	3	7000	N	N	6041 S 117TH PL
1	214370	0917	11/14/01	227000	1240	870	7	1955	3	11520	Y	N	629 SW 3RD PL
1	112304	9013	09/28/01	162400	1250	0	7	1965	3	6160	N	N	6016 S 117TH PL
1	779840	0080	04/03/01	190000	1260	690	7	1965	3	6825	N	N	12660 61ST PL S
1	112304	9150	03/27/00	200000	1270	1250	7	1962	3	5600	N	N	6017 S 117TH PL
1	779840	0100	04/05/01	205500	1280	960	7	1965	3	6370	N	N	12668 61ST PL S
1	217140	0218	04/11/01	150500	1280	0	7	1960	3	8000	N	N	12021 64TH AV S
1	670640	0100	04/04/01	230000	1290	510	7	1967	3	7462	N	N	11922 64TH PL S
1	781320	0150	07/13/00	178873	1320	0	7	1944	3	7480	N	N	7004 S 124TH ST
1	112304	9041	09/20/01	285000	1320	0	7	1961	3	93218	N	N	6452 S 120TH ST
1	781250	0120	10/02/00	232395	1328	800	7	2000	3	4178	N	N	
1	781250	0190	10/20/00	230440	1328	800	7	2000	3	4366	N	N	5831 S 122ND ST
1	180150	0030	03/29/00	169500	1330	0	7	1963	3	7140	N	N	12933 74TH AV S

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1	781250	0310	07/05/00	233816	1330	800	7	2000	3	3869	N	N	12242 58TH PL S
1	781250	0220	07/11/00	238053	1330	800	7	2000	3	3558	N	N	12225 58TH PL S
1	781250	0320	07/18/00	228990	1330	800	7	2000	3	3870	N	N	12236 58TH PL S
1	781250	0090	08/21/00	231990	1330	690	7	2000	3	4500	N	N	
1	781250	0050	09/11/00	240650	1330	800	7	2000	3	5680	N	N	12200 58TH PL S
1	781250	0140	09/20/00	239905	1330	800	7	2000	3	5987	N	N	5802 S 122ND ST
1	781250	0290	03/27/01	235990	1330	800	7	2001	3	4031	N	N	
1	781250	0300	03/21/01	239477	1330	800	7	2001	3	3434	N	N	
1	214370	0255	05/25/00	186000	1340	0	7	1980	3	6600	Y	N	516 SW 3RD PL
1	112304	9212	01/24/01	258000	1350	930	7	2000	3	7245	Y	N	12518 64TH AV S
1	112304	9124	01/12/00	220000	1360	720	7	1986	3	7245	Y	N	12610 64TH AV S
1	683320	0045	11/15/00	290000	1360	500	7	1957	3	8450	N	N	5615 S 120TH ST
1	787840	0044	08/22/00	187500	1370	970	7	1979	3	10883	N	N	6813 S 128TH ST
1	214370	0787	07/20/00	165000	1380	0	7	1977	3	6300	N	N	318 POWELL AV SW
1	112304	9119	11/08/00	175000	1380	0	7	1959	3	12648	N	N	12412 64TH PL S
1	787840	0026	12/20/01	198950	1380	700	7	1965	3	6000	N	N	7023 S 128TH ST
1	180150	0130	12/11/00	190000	1410	800	7	1963	3	7424	N	N	12932 74TH AV S
1	217140	0221	08/29/00	190500	1420	0	7	1955	3	20000	N	N	12015 64TH AV S
1	214480	0553	05/29/01	192000	1420	0	7	1965	3	6840	N	N	8209 S 132ND ST
1	214370	0350	05/11/00	215000	1430	1000	7	1954	3	11047	N	N	613 SW LANGSTON RD
1	112304	9152	10/17/00	172500	1450	0	7	1962	3	6640	N	N	6447 S 120TH ST
1	214370	0005	08/20/01	245000	1470	600	7	1940	3	9008	Y	N	360 STEVENS AV SW
1	780540	0170	02/14/00	215988	1480	0	7	1999	3	3414	N	N	11522 62ND AV S
1	780540	0210	02/08/00	215988	1480	0	7	1999	3	2845	N	N	11538 62ND AV S
1	780540	0220	03/13/00	212985	1480	0	7	1999	3	3251	N	N	11542 62ND AV S
1	780540	0180	03/09/00	214988	1480	0	7	1999	3	2681	N	N	11526 62ND AV S
1	780540	0200	04/21/00	214488	1480	0	7	1999	3	2817	N	N	11534 62ND AV S
1	780540	0190	06/30/00	215888	1480	0	7	1999	3	2729	N	N	11530 62ND AV S
1	039900	0345	10/17/01	155900	1480	0	7	1952	3	7500	N	N	6228 S 120TH ST

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1	768960	0430	01/25/00	189500	1500	600	7	1980	3	7200	N	N	7050 S 126TH ST
1	039900	0296	06/29/00	178000	1500	0	7	1957	3	9910	N	N	11819 60TH AV S
1	787840	0022	06/27/00	230000	1530	1530	7	1965	3	7920	N	N	12815 71ST AV S
1	781250	0250	01/04/01	212050	1550	0	7	2000	3	3337	N	N	12243 58TH PL S
1	637040	0090	09/01/00	208000	1580	1000	7	1968	3	7320	N	N	6138 S 125TH ST
1	787840	0162	05/25/01	277750	1590	1590	7	1962	3	16000	Y	N	6915 S 132ND ST
1	781250	0180	11/27/00	213421	1600	0	7	2000	3	3580	N	N	5825 S 122ND ST
1	781250	0160	12/14/00	211500	1600	0	7	2000	3	4219	N	N	5815 S 122ND ST
1	780540	0160	01/25/00	212988	1610	0	7	1999	3	2699	N	N	11518 62ND AV S
1	780540	0130	04/20/00	216888	1610	0	7	1999	3	2520	N	N	11506 62ND AV S
1	780540	0150	05/08/00	216888	1610	0	7	1999	3	2520	N	N	11514 62ND AV S
1	182305	9190	03/12/01	230000	1640	1110	7	1960	3	7777	Y	N	81 SW 2ND ST
1	780540	0120	03/02/00	209988	1650	0	7	1999	3	3147	N	N	11502 62ND AV S
1	780540	0080	07/19/00	219888	1690	0	7	1999	3	2700	N	N	11549 62ND AV S
1	780540	0020	07/24/00	221888	1690	0	7	1999	3	3355	N	N	11573 62ND AV S
1	780540	0070	07/24/00	217888	1690	0	7	1999	3	2703	N	N	11553 62ND AV S
1	780540	0050	07/28/00	221888	1690	0	7	1999	3	3181	N	N	11561 62ND AV S
1	780540	0040	12/12/00	222888	1690	0	7	1999	3	3386	N	N	11565 62ND AV S
1	780540	0060	12/20/00	218888	1690	0	7	1999	3	2810	N	N	11557 62ND AV S
1	780540	0030	02/16/01	221888	1690	0	7	1999	3	3355	N	N	11569 62ND AV S
1	781250	0210	05/08/00	219990	1697	0	7	2000	3	3957	N	N	12219 58TH PL S
1	781250	0170	10/27/00	217990	1697	0	7	2000	3	4366	N	N	
1	781250	0270	12/19/00	217990	1697	0	7	2000	3	3419	N	N	
1	781250	0150	12/29/00	218465	1700	0	7	2000	3	4476	N	N	5809 S 122ND ST
1	781250	0230	02/20/01	218100	1700	0	7	2000	3	3400	N	N	12231 58TH PL S
1	781250	0240	04/04/01	235990	1700	0	7	2001	3	3580	N	N	
1	780540	0010	07/24/00	233888	1709	0	7	1999	3	4248	N	N	11577 62ND AV S
1	780540	0100	03/05/01	237888	1710	0	7	2000	3	3481	N	N	
1	780540	0110	08/27/01	216888	1710	0	7	2000	3	2995	N	N	

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1	214480	0225	09/14/00	199950	1750	0	7	1959	3	6375	N	N	12852 80TH AV S
1	039920	0005	05/20/00	176000	1780	0	7	1958	3	6750	N	N	6243 S 116TH ST
1	788720	0165	07/13/00	197500	1780	0	7	1986	3	10820	N	N	12818 65TH AV S
1	780540	0090	11/01/00	239888	1782	0	7	2000	3	4294	N	N	
1	781250	0330	07/11/00	229990	1856	0	7	2000	3	3993	N	N	12230 58TH PL S
1	781250	0070	07/18/00	229990	1856	0	7	2000	3	4504	N	N	5844 S 122ND ST
1	000380	0006	08/03/01	280000	2030	0	7	1930	3	20368	Y	N	5580 S LANGSTON RD
1	182305	9233	02/23/01	285000	2150	0	7	1930	3	14473	Y	N	225 LIND AV SW
1	214480	0101	09/18/00	220000	2290	0	7	1981	3	21600	N	N	12831 78TH AV S
1	781250	0200	01/22/01	228625	2300	0	7	2000	3	3896	N	N	5837 S 122ND ST
1	781250	0080	05/22/00	249490	2368	0	7	2000	3	4500	N	N	5838 S 122ND ST
1	781250	0010	06/09/00	244400	2368	0	7	2000	3	4772	N	N	12224 58TH PL S
1	781250	0020	08/25/00	239000	2368	0	7	2000	3	3960	N	N	12218 58TH PL S
1	781250	0130	10/12/00	244565	2368	0	7	2000	3	4095	N	N	
1	781250	0060	10/10/00	247995	2370	0	7	2000	3	4623	N	N	5850 S 122ND ST
1	781250	0040	11/08/00	244883	2370	0	7	2000	3	3668	N	N	12206 58TH PL S
1	781250	0030	11/28/00	241990	2370	0	7	2000	3	4227	N	N	12212 58TH PL SE
1	779630	0010	06/29/00	235000	1340	100	8	1961	4	9240	Y	N	7437 S 128TH ST
1	217200	0822	10/25/00	223000	1380	1380	8	1957	3	25000	Y	N	12443 60TH AV S
1	214370	0700	03/20/00	191000	1554	0	8	1995	3	8400	N	N	
1	780600	0085	11/24/00	285000	1660	1300	8	1973	3	8300	Y	N	7029 S 129TH PL
1	788290	0050	12/12/00	225000	1690	0	8	1988	3	7644	N	N	256 OAKESDALE AV SW
1	787840	0030	02/23/00	255000	1810	1020	8	1975	3	42653	N	N	12817 70TH AV S
1	112304	9125	02/01/01	250000	1930	1100	8	1962	3	81021	Y	N	12626 64TH AV S
1	683320	0020	06/13/01	231000	2190	0	8	1965	3	8930	N	N	5706 S 121ST ST
1	677800	0010	03/08/01	278500	2390	0	8	2000	3	7000	N	N	6036 S 127TH PL
1	214480	0566	07/17/01	300000	1345	930	9	2001	3	15486	N	N	8050 S LANGSTON RD
1	142304	9047	04/24/00	245000	2650	0	9	1994	3	7800	N	N	6621 S 128TH ST
2	122304	9084	08/01/00	120000	560	0	5	1941	3	7800	N	N	8010 S 128TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	118000	5125	01/12/01	105000	670	0	5	1928	3	6000	N	N	8423 S 120TH ST
2	381000	0285	11/08/01	137000	970	0	5	1909	3	5867	Y	N	11501 84TH AV S
2	928280	0355	03/17/00	129500	480	480	6	1946	3	6000	N	N	7604 S 114TH ST
2	118000	6405	04/26/00	121000	520	0	6	1943	3	6000	Y	N	8239 S 122ND ST
2	122304	9072	07/31/01	144000	520	0	6	1946	3	15600	N	N	12404 80TH AV S
2	809360	0045	01/06/00	124900	570	570	6	1946	3	8131	N	N	266 LIND AV NW
2	214480	0881	02/13/01	149000	670	0	6	1923	3	16149	N	N	8815 S 132ND ST
2	413680	0065	08/17/00	140000	720	0	6	1953	3	4300	N	N	8718 S 117TH ST
2	420240	0010	08/11/00	137658	720	0	6	1945	3	4800	N	N	670 STEVENS AV NW
2	420240	0011	10/30/00	135000	720	0	6	1945	3	4800	N	N	666 STEVENS AV NW
2	405880	2245	08/17/01	160000	720	0	6	1948	3	7200	N	N	11020 CRESTWOOD DR S
2	118000	1620	12/13/00	131000	740	0	6	1908	3	6000	N	N	8530 S 116TH ST
2	118000	8245	04/01/00	139900	770	0	6	1951	3	6000	N	N	8529 S 123RD PL
2	420440	0320	11/28/00	139950	780	0	6	1935	3	11700	N	N	218 NW 2ND ST
2	758020	0025	04/25/01	141000	780	0	6	1945	3	10875	N	N	12434 79TH AV S
2	420240	0115	12/19/01	147500	780	0	6	1946	3	8350	N	N	564 STEVENS AV NW
2	765700	0295	01/27/00	146500	790	0	6	1944	3	7467	N	N	12009 78TH AV S
2	781280	0120	02/18/00	142500	790	0	6	1944	3	6175	N	N	11625 76TH AV S
2	765760	0130	03/31/00	133000	790	0	6	1944	3	7200	N	N	12234 76TH AV S
2	781280	0340	06/15/00	144500	790	0	6	1944	3	6825	N	N	7217 S 116TH ST
2	781280	0205	08/31/00	127600	790	0	6	1944	3	6300	N	N	7443 S 116TH PL
2	781280	0180	10/16/00	158000	790	290	6	1944	3	8250	N	N	7421 S 116TH ST
2	781280	1155	10/17/00	154000	790	340	6	1944	3	8475	N	N	7211 S 120TH ST
2	765700	0115	04/19/01	142950	790	0	6	1944	3	7467	N	N	12016 78TH AV S
2	781280	0905	07/10/01	200000	790	360	6	1944	3	8470	N	N	7407 S 120TH ST
2	118000	4435	03/19/01	153500	800	0	6	1952	3	6000	N	N	11903 87TH AV S
2	765700	0130	11/17/00	143950	810	0	6	1944	3	7467	N	N	12034 78TH AV S
2	765700	0525	02/01/01	136000	810	0	6	1944	3	7980	N	N	12228 77TH AV S
2	781280	1160	05/23/00	155950	820	440	6	1944	3	7140	N	N	7215 S 120TH ST

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2	405880	2085	06/01/00	157500	820	820	6	1943	3	7260	N	N	10831 CRESTWOOD DR S
2	781280	0820	11/07/00	151000	820	0	6	1944	4	6120	N	N	12016 75TH AV S
2	781280	0385	01/11/01	161500	820	150	6	1944	3	6240	N	N	11608 72ND PL S
2	781280	1065	02/22/01	138000	820	820	6	1944	3	6405	N	N	12042 RENTON AV S
2	781280	0800	03/29/01	170000	820	120	6	1944	3	6726	N	N	12032 75TH AV S
2	781280	0900	06/11/01	140000	820	360	6	1944	3	6909	N	N	7403 S 120TH ST
2	765700	0595	11/22/00	214000	830	140	6	1944	3	7920	N	N	12204 78TH AV S
2	781280	0465	03/23/01	128000	830	0	6	1944	3	5846	N	N	7226 S 120TH ST
2	413680	0005	08/20/01	210000	840	260	6	1941	3	5000	Y	N	11542 87TH AV S
2	781280	0300	11/14/00	150000	860	0	6	1944	3	6600	N	N	7420 S 118TH PL
2	928280	1790	01/18/01	170000	860	160	6	1943	3	6000	Y	N	7851 S 113TH ST
2	781280	0175	03/02/01	149000	860	0	6	1944	3	6800	N	N	7417 S 116TH PL
2	118000	2560	06/15/01	135500	860	0	6	1930	3	6000	N	N	8536 S 117TH PL
2	118000	3785	08/03/01	172000	860	0	6	1936	5	6000	N	N	8516 S 119TH ST
2	781280	0530	03/08/01	133000	870	0	6	1944	3	6120	N	N	7471 S 118TH PL
2	765700	0175	07/10/01	177500	870	390	6	1944	3	7467	N	N	12033 79TH AV S
2	118000	1107	04/13/00	140000	900	0	6	1943	3	2750	N	N	8548 S 115TH PL
2	758020	0335	01/24/01	144000	900	0	6	1940	3	15973	N	N	7834 S 126TH ST
2	118000	5380	10/10/00	136000	910	0	6	1942	3	6000	N	N	8520 S 121ST ST
2	204580	0235	07/30/01	154000	930	0	6	1926	3	5499	Y	N	10645 DIXON DR S
2	118000	3825	01/01/01	162250	940	0	6	1936	4	9600	Y	N	11806 87TH AV S
2	781280	0005	08/06/01	157000	940	0	6	1944	3	6600	N	N	7408 S 116TH ST
2	118000	0245	09/25/01	186000	960	0	6	1941	3	6000	Y	N	8524 S 113TH ST
2	318560	0050	03/30/00	141950	970	0	6	1923	4	4500	N	N	313 HARDIE AV NW
2	928280	0225	04/20/00	188950	980	0	6	1950	3	6000	N	N	7615 S 113TH ST
2	781280	0710	11/27/00	152500	1010	0	6	1944	4	6350	N	N	12025 76TH AV S
2	765700	0680	03/19/01	147000	1010	0	6	1944	3	7860	N	N	12203 79TH AV S
2	163760	0095	09/11/01	140000	1030	0	6	1936	3	14400	N	N	8252 S 128TH ST
2	118000	1375	02/09/00	161000	1040	0	6	1938	3	6000	N	N	8425 S 115TH PL

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2	405820	0460	05/30/01	249950	1040	280	6	1943	3	7080	Y	N	10940 FOREST AV S
2	420240	0149	11/28/00	152000	1070	0	6	1948	3	8000	N	N	509 LIND AV NW
2	405880	1190	11/21/00	172950	1080	0	6	1942	4	8580	N	N	11020 PARKVIEW AV S
2	118000	3520	04/30/01	154000	1080	0	6	1942	3	6000	N	N	8433 S 118TH ST
2	118000	3765	02/09/00	180000	1120	0	6	1920	3	6000	N	N	8528 S 119TH ST
2	381000	0340	05/12/00	180000	1120	0	6	1937	3	7440	N	N	8240 S 116TH ST
2	118000	3165	07/25/01	174500	1130	0	6	1950	3	6000	N	N	8521 S 117TH PL
2	118000	1475	05/18/00	179000	1140	0	6	1990	3	6000	N	N	8400 S 116TH ST
2	765700	0260	07/26/00	144500	1140	0	6	1944	3	7467	N	N	12049 78TH AV S
2	405880	2005	01/12/01	179949	1170	490	6	1945	3	9021	N	N	10826 RUSTIC RD S
2	118000	2290	01/25/01	153500	1180	0	6	1952	3	6000	N	N	8403 S 117TH ST
2	781280	0220	04/27/00	176000	1190	0	6	1944	3	6300	N	N	7457 S 116TH PL
2	765700	0515	05/23/00	145000	1190	0	6	1946	3	7920	N	N	12216 77TH AV S
2	928280	1970	05/26/00	199950	1210	0	6	1943	3	6000	Y	N	7907 S 112TH ST
2	420240	0355	10/05/00	168000	1210	0	6	1928	3	7889	N	N	457 MAPLE AV NW
2	420440	0184	09/04/01	130000	1210	0	6	1921	2	11875	N	N	323 LIND AV NW
2	118000	1530	07/20/00	209950	1240	0	6	1926	3	6000	N	N	8531 S 115TH PL
2	420240	1155	08/11/00	179950	1250	0	6	1940	3	4160	N	N	217 NW 7TH ST
2	420440	0010	06/27/00	162000	1260	0	6	1939	3	9100	N	N	12100 87TH AV S
2	765700	0250	11/21/01	167000	1260	0	6	1944	3	7524	N	N	12056 77TH AV S
2	781280	0325	03/09/00	140990	1270	0	6	1944	3	6960	N	N	11620 74TH AV S
2	204540	0250	04/06/00	252250	1270	0	6	1948	3	9720	Y	N	7603 S RYAN ST
2	781280	0950	12/12/01	170000	1270	0	6	1944	4	5985	N	N	12031 75TH AV S
2	405880	1120	09/01/00	169900	1280	0	6	1942	3	7480	N	N	11005 WOODLEY AV S
2	118000	1395	08/30/00	155000	1310	0	6	1927	3	4500	N	N	8437 S 115TH PL
2	072305	9070	04/17/01	210000	1330	0	6	1948	4	13200	N	N	12421 87TH AV S
2	405880	1995	05/11/01	207000	1370	580	6	1946	3	7350	N	N	10833 LAKERIDGE DR S
2	118000	0450	06/28/01	285000	1399	700	6	2000	3	6900	Y	N	8548 S 114TH ST
2	781280	0570	06/28/00	157500	1460	0	6	1944	4	6930	N	N	7542 S 120TH ST

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2	781280	1035	06/15/00	165000	1470	0	6	1944	4	6060	N	N	12076 RENTON AV S
2	118000	3525	09/20/00	174750	1500	0	6	1935	3	6000	N	N	8439 S 118TH ST
2	765760	0120	12/06/00	174950	1520	0	6	1944	3	7260	N	N	12222 76TH AV S
2	118000	0145	12/13/00	204950	1550	0	6	1941	3	9000	Y	N	8501 S 112TH ST
2	758020	0105	04/02/01	160000	1580	0	6	1950	3	10875	N	N	12419 79TH AV S
2	118000	3306	08/28/00	182000	1610	0	6	1942	4	5500	N	N	8514 S 118TH ST
2	781280	0245	04/26/00	164900	1700	0	6	1944	3	6675	N	N	11809 76TH AV S
2	765760	0005	12/15/00	212000	1730	0	6	1944	4	7375	N	N	12004 76TH AV S
2	405880	0620	04/01/01	255000	800	800	7	1954	4	7314	Y	N	7241 S SUNNYCREST RD
2	928280	0215	03/08/00	193300	830	430	7	1952	4	6000	Y	N	7609 S 113TH ST
2	118000	4965	05/04/01	215000	860	400	7	1946	3	9000	N	N	8249 S 120TH ST
2	405880	1110	02/20/01	171500	920	0	7	1950	3	8400	N	N	11035 CORNELL AV S
2	928280	0270	08/20/01	182500	920	0	7	1955	3	6000	N	N	7645 S 113TH ST
2	765700	0050	03/19/01	210000	930	0	7	1944	3	8094	N	N	12056 79TH AV S
2	405820	1265	02/24/00	155000	960	0	7	1954	3	6720	N	N	11124 WOODWARD AV S
2	118000	5695	09/15/00	160000	960	430	7	1962	3	6000	N	N	8428 S 122ND ST
2	118000	4980	08/16/00	170000	980	0	7	1947	3	6120	N	N	12007 84TH AV S
2	405880	1390	10/09/01	188000	980	600	7	1943	3	7616	Y	N	10747 CRESTWOOD DR S
2	118000	5170	10/25/00	174500	1010	600	7	1955	3	6000	N	N	8432 S 121ST ST
2	405820	1115	07/17/01	192500	1030	700	7	1953	3	6420	Y	N	7716 S MISSION DR
2	214480	0065	03/13/00	173500	1040	800	7	1956	3	7176	N	N	12836 80TH AV S
2	405820	0410	08/30/01	225000	1040	0	7	1951	3	6200	Y	N	10803 DIXON DR S
2	405820	1335	05/22/00	250000	1050	1050	7	1942	5	6960	Y	N	7653 S LAKERIDGE DR
2	405820	1015	07/26/01	250000	1050	400	7	1943	4	7380	Y	N	7725 S SUNNYCREST RD
2	928280	0245	02/09/00	138000	1060	0	7	1951	3	6000	Y	N	7627 S 113TH ST
2	405880	1090	08/04/00	185000	1060	0	7	1951	3	16250	Y	N	11004 PARKVIEW AV S
2	405880	0365	04/03/01	265000	1060	250	7	1949	3	6480	Y	N	10417 76TH AV S
2	956480	0115	10/15/01	172000	1070	620	7	1961	3	27009	N	N	516 TAYLOR PL NW
2	118000	7990	07/18/00	240000	1100	800	7	1979	3	6000	Y	N	8300 S 124TH ST

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2	118000	6685	03/09/01	289000	1100	1100	7	1957	3	11700	Y	N	12212 84TH AV S
2	118000	1105	06/23/00	189000	1110	500	7	1946	3	3250	Y	N	11519 87TH AV S
2	118000	1505	02/03/00	169000	1130	0	7	1913	4	6000	N	N	8519 S 115TH PL
2	928280	0025	04/27/00	183000	1130	0	7	1952	3	6000	N	N	7617 S 112TH ST
2	118000	1010	01/25/01	167450	1140	0	7	1908	3	6000	N	N	8507 S 115TH ST
2	118000	5910	06/01/01	195700	1140	0	7	1977	3	6000	Y	N	8218 S 122ND ST
2	182305	9184	07/19/01	204000	1160	870	7	1960	3	9940	N	N	610 NW 3RD ST
2	405820	0760	08/06/01	262950	1160	980	7	1953	4	5150	Y	N	7908 S LAKERIDGE DR
2	928280	0415	08/17/01	189950	1170	0	7	1959	3	6000	Y	N	7607 S 114TH ST
2	118000	8080	11/13/01	186000	1170	250	7	1952	3	7500	Y	N	8415 S 123RD PL
2	796140	0015	03/07/00	265000	1180	1520	7	1956	3	11700	Y	N	8513 S 124TH ST
2	420440	0059	09/26/00	175000	1180	0	7	1957	3	7700	N	N	8901 S 121ST ST
2	405820	1475	03/17/01	275000	1190	120	7	1958	3	7680	Y	N	7684 S LAKERIDGE DR
2	118000	6580	06/20/00	218000	1200	0	7	1958	3	6000	Y	N	8419 S 122ND ST
2	118000	6425	11/08/00	230000	1200	600	7	1958	3	6000	Y	N	8247 S 122ND ST
2	405880	0880	05/18/01	262000	1200	290	7	1950	3	5723	Y	N	11021 WOODWARD AV S
2	420240	0130	05/29/01	209950	1220	800	7	1969	3	5890	N	N	521 LIND AV NW
2	118000	5815	06/07/00	230000	1240	860	7	1958	4	6000	Y	N	8243 S 121ST ST
2	405820	1220	10/25/01	180000	1240	0	7	1950	3	7680	N	N	7723 S MISSION DR
2	118000	1975	01/04/01	189000	1250	0	7	1958	3	6000	N	N	8523 S 116TH ST
2	928280	0265	03/24/01	205000	1250	0	7	1955	3	6000	N	N	7639 S 113TH ST
2	405820	0060	10/24/01	330000	1250	400	7	1959	4	10191	Y	N	10818 DIXON DR S
2	122304	9169	02/12/01	226000	1260	660	7	1970	3	7350	N	N	12620 82ND AV S
2	163760	0056	10/16/01	215000	1260	800	7	1966	3	5820	N	N	8204 S 128TH ST
2	167840	0090	11/02/01	287000	1260	1260	7	1963	3	6000	Y	N	11009 RAINIER AV S
2	118000	1280	06/11/01	188750	1290	0	7	1951	4	6000	N	N	8428 S 115TH PL
2	670630	0050	04/03/01	219500	1300	600	7	1967	3	7920	N	N	11836 76TH AV S
2	928280	1670	10/12/01	189000	1300	0	7	1956	3	6000	N	N	7808 S 114TH ST
2	118000	5735	10/13/00	292000	1320	1320	7	1962	3	9000	Y	N	8404 S 122ND ST

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2	118000	5060	02/23/01	234000	1320	900	7	1961	3	6000	Y	N	8214 S 121ST ST
2	405820	0040	03/21/01	299900	1330	500	7	1955	3	8742	Y	N	10850 GARDEN PL S
2	405880	1840	10/10/01	252000	1330	610	7	1955	3	7381	Y	N	10624 RUSTIC RD S
2	405820	1110	11/01/01	238000	1330	1000	7	1956	3	5720	Y	N	7714 S MISSION DR
2	765700	0100	08/31/00	200000	1360	640	7	1960	4	10575	N	N	12003 80TH AV S
2	405880	2200	02/03/00	164950	1370	0	7	1943	3	8085	N	N	10860 CRESTWOOD DR S
2	381000	0696	11/03/00	183000	1370	1100	7	1977	3	8184	N	N	11802 76TH AV S
2	118000	3385	11/30/01	180000	1440	0	7	1955	3	6000	N	N	8439 S 117TH PL
2	122304	9146	04/11/00	185000	1480	0	7	1964	3	10725	N	N	8241 S 126TH PL
2	866490	0020	11/12/01	219900	1520	0	7	1983	3	6622	N	N	11412 82ND PL S
2	405880	0450	02/15/01	200000	1530	0	7	1959	4	8382	N	N	10411 CRESTWOOD DR S
2	755380	0060	12/05/00	315000	1540	1200	7	1954	3	11623	Y	N	7626 S SUNNYCREST RD
2	204540	0045	06/14/01	275000	1560	590	7	1926	3	6080	Y	N	10671 RAINIER AV S
2	405880	0325	11/30/01	319000	1560	610	7	1954	3	8625	Y	N	10628 FOREST AV S
2	381000	0500	10/04/00	256000	1590	1500	7	1960	3	8960	Y	N	8005 S 117TH ST
2	765700	0035	03/22/01	209950	1620	0	7	1944	4	8037	N	N	12038 79TH AV S
2	405820	1230	09/02/01	222000	1620	0	7	1951	4	7680	N	N	7711 S MISSION DR
2	928280	1695	03/06/01	223500	1630	480	7	1949	3	9000	Y	N	7824 S 114TH ST
2	405880	1760	08/15/00	215000	1670	0	7	1953	3	11400	Y	N	6901 S RUSTIC RD
2	426820	0055	10/02/01	245000	1740	0	7	1954	3	11547	N	N	8916 S 121ST ST
2	118000	7415	02/18/00	320000	1760	540	7	1977	3	5420	Y	N	8210 S 123RD PL
2	118000	0630	12/21/01	282949	1900	0	7	1920	3	12900	N	N	8418 S 114TH ST
2	118000	8210	08/29/01	237950	1920	0	7	2000	3	4200	Y	N	8512 S 124TH ST
2	405880	0960	10/03/00	260000	1990	470	7	1928	3	7410	Y	N	11017 AUBURN AV S
2	426820	0030	11/28/01	239950	2060	0	7	1935	3	9448	N	N	8728 S 121ST ST
2	204620	0071	09/19/01	285000	1160	800	8	1948	3	9680	Y	N	7600 S SUNNYCREST RD
2	174280	0180	03/08/00	222000	1260	1260	8	1963	3	8096	N	N	509 STEVENS AV NW
2	405880	1420	04/25/01	280000	1260	780	8	1952	3	6608	Y	N	7145 S SUNNYCREST RD
2	405880	1435	08/29/01	271000	1260	900	8	1953	3	6608	Y	N	7127 S SUNNYCREST RD

Sales Available for Annual Update Analysis
Area 25
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	405880	0545	08/22/01	320000	1270	1190	8	1953	4	7500	Y	N	10468 FOREST AV S
2	122304	9103	09/26/00	229500	1330	1000	8	1957	3	8760	Y	N	7442 S 114TH ST
2	337920	0130	10/26/00	250000	1410	800	8	1965	3	6175	Y	N	12433 84TH AV S
2	670630	0140	06/12/01	235000	1430	1030	8	1968	3	7744	N	N	11833 77TH AV S
2	381000	0203	11/30/01	280000	1430	380	8	1979	3	10500	N	N	8048 S 116TH ST
2	405880	0470	06/13/01	294000	1500	900	8	1958	3	7320	Y	N	10404 FOREST AV S
2	405880	1580	05/23/01	275000	1530	1000	8	1955	3	10530	Y	N	7126 S SUNNYCREST RD
2	072305	9069	12/18/00	289000	1540	900	8	1958	3	10530	Y	N	8423 S 124TH PL
2	174280	0260	01/04/01	275000	1570	1570	8	1964	3	9613	Y	N	408 SENECA AV NW
2	118000	6713	11/21/01	237555	1620	0	8	1998	3	4878	N	N	8692 S 123RD ST
2	204540	0170	01/29/01	276000	1650	600	8	1958	3	7200	Y	N	10457 RAINIER AV S
2	405820	0710	05/12/00	299950	1660	380	8	1963	3	5700	Y	N	7909 S LAKERIDGE DR
2	122304	9002	04/07/00	262500	1720	1700	8	1956	3	17465	Y	N	11825 84TH AV S
2	405880	0355	08/29/00	235000	1720	0	8	1953	3	13362	Y	N	10401 76TH AV S
2	913360	0045	09/17/01	310000	1750	1750	8	1957	3	12871	Y	N	358 SENECA AV NW
2	122304	9061	03/20/01	310000	1760	340	8	1949	3	16756	Y	N	11232 AUBURN AV S
2	118000	6800	04/20/01	267000	1790	0	8	1998	3	5509	N	N	8697 S 123RD ST
2	381000	0562	02/24/00	240000	1800	900	8	1967	3	11100	Y	N	8012 S 117TH ST
2	405820	0315	08/27/01	333333	1810	0	8	1961	3	6900	Y	N	11002 FOREST AV S
2	118000	5550	11/07/00	257000	1820	0	8	1999	3	5507	N	N	12223 86TH CT S
2	381000	0140	01/05/00	235000	1890	0	8	1994	3	16147	N	N	8030 S 114TH ST
2	118000	1315	04/16/01	220000	1890	0	8	1998	3	3000	N	N	8406 S 115TH PL
2	118000	4380	08/28/01	270000	1899	0	8	2000	3	4600	N	N	8523 S 119TH ST
2	118000	8035	12/01/00	299000	1950	1950	8	1972	3	5880	Y	N	8204 S 124TH ST
2	204540	0015	02/22/01	435000	1950	600	8	1999	3	4080	Y	N	10821 RAINIER AV S
2	405880	1800	01/19/01	329990	2010	0	8	1978	3	8118	Y	N	6955 S RUSTIC RD
2	405880	0820	11/20/00	382500	2130	2000	8	1957	3	14280	Y	N	10840 AUBURN AV S
2	118050	0090	04/20/00	287000	2270	0	8	1998	3	4866	N	N	11426 81ST PL S
2	928280	1165	05/31/01	275500	2630	0	8	1979	3	7500	N	N	7923 S 115TH PL

Sales Available for Annual Update Analysis
Area 25
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	118000	2491	12/29/00	255000	3270	0	8	1970	3	6300	N	N	8537 S 117TH ST
2	420240	0254	07/27/01	262000	1404	870	9	2001	3	4000	N	N	452 LIND AV NW
2	755380	0059	10/25/01	315000	1770	0	9	1983	3	6455	Y	N	10721 FOREST AV S
2	122304	9181	11/21/00	367000	1840	1120	9	1997	3	7200	Y	N	7457 S 114TH ST
2	420440	0316	03/28/01	260000	1940	0	9	1999	3	9500	Y	N	315 NW 2ND PL
2	174290	0040	04/20/01	369000	1970	900	9	1969	3	11860	Y	N	520 RAYMOND PL NW
2	913360	0115	08/25/00	279000	2010	0	9	2000	3	10829	N	N	315 STEVENS AV NW
2	913360	0120	11/01/01	276000	2040	0	9	2000	3	11211	N	N	321 STEVENS AV NW
2	405880	1450	05/31/00	280000	2270	0	9	1954	3	12656	Y	N	7101 S SUNNYCREST RD
2	405820	1035	12/01/00	375000	2410	2400	9	1956	3	15480	Y	N	7817 S SUNNYCREST RD
2	405820	1460	10/16/01	405000	2610	1060	10	1994	3	7080	Y	N	7664 S LAKERIDGE DR

**Vacant Sales Available to Develop the Valuation Model
Area 25**

There are an insufficient number of vacant sales to develop a valuation model